



10, Isaac Grove, Ashby-De-La-Zouch, Leicestershire, LE65 2AQ

HOWKINS &
HARRISON

10, Isaac Grove,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AQ

Guide Price: £250,000

Offered to market with no upward chain, situated on this popular development close to the town centre of Ashby de la Zouch.

10 Isaac Grove is a well presented semi-detached property that would make the ideal first time home or investment property. Offering 830sqft of living accommodation, briefly comprising:- entrance hall with cloakroom WC off, bay fronted kitchen and to the rear is a generous size sitting/dining room with French doors onto the rear patio.

To the first floor there are three bedrooms, family bathroom and an en-suite shower room.

Externally the property offers a private landscaped rear garden and allocated parking space.



Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



Accommodation Details – Ground Floor

From the front elevation a canopied doorway leads directly into the entrance hall with door to cloakroom WC. A door to the right leads into a bay fronted modern kitchen with integrated oven, hob and extractor hood with further appliance space. To the rear is a generous size sitting/dining room with store cupboard under the stairs and full height windows and French doors leading to outside.

First Floor

A single flight staircase rises from the entrance hallway and up onto the first floor landing where doors lead off to:- all three bedrooms and a three piece family bathroom. Bedrooms one and two are both good sized double bedrooms with bedroom one having the benefit of its own en suite shower room. Bedroom three completes the first floor and would work well as a home office/study or dressing room.

Outside

Outside the property benefits from allocated parking to the side as well as a well presented, landscaped rear garden that has been tiered to create an outdoor space ideal for entertaining.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not currently connected to this property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

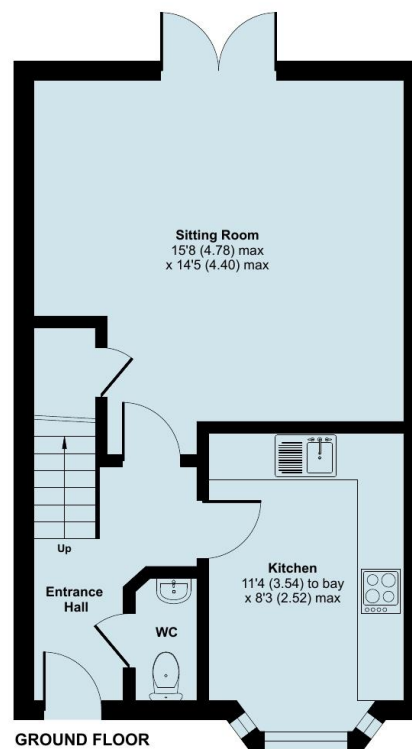
Council Tax Band – Band - C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 91 B |
| 55-68 | D | 78 C | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Howkins & Harrison

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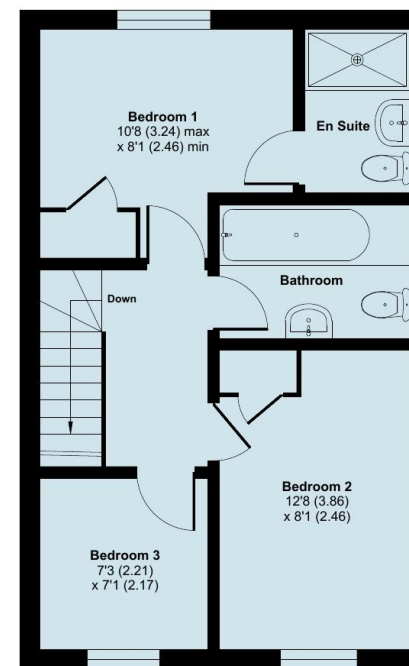


GROUND FLOOR

Isaac Grove, Ashby-de-la-Zouch, LE65

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1339902

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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